



MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
LAND USE OFFICE
333 Calef Highway
Barrington, NH
Tuesday February 25, 2014
6:30 p.m.

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THROUGH THE LAND USE DEPARTMENT

ROLL CALL

Members Present

Anthony Gaudiello-Chair
Alan Kelley, Vice-Chair
George Calef
Dennis Malloy, Ex-officio
Jason Pohopek

Members Absent

Jackie Kessler

Alternate Members Present

Daniel Ayer
Stephn Jeffery

Alternate Member Absent

Joshua Bouchard

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the January 7, 2014 Public Hearing Meeting Minutes

The following was added at line 350

“D. Ayer informed the board that he had been present at the ZBA meeting. It was his intent to foster discussion amongst the Board by sharing his understanding of the ZBA proceedings.”

The Minutes were adopted as amended.

2. Approval of the January 21, 2014 Public Hearing Meeting Minutes

G. Calef asked for a clarification on attachment B. The clarification was that the amendment to allow a Code Enforcement Officer to serve on the Planning Board was allowed.

Minutes were adopted as amended with minor spelling errors.

3. Approval of the February 4, 2014 Public Hearing Meeting Minutes

The minutes were adopted as presented without objection

REVIEW OF PLANS

4. [220-31-RC-SDAO-14-SR Huff Moving & Storage](#) (JMH Enterprises, LLC) Request for Site Plan review for an 11,960 sq. ft. building for storage purposes, on a 6.18-acre site located at 26 Colonial Way. The application includes a waiver under 4.9.9 of the Site Plan Regulations for a reduction in parking. (Map 220, Lot 31) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay Zoning District (SDAO). By: Randy Orvis, Geometres Blue Hills, LLC, P.O. Box 277 Farmington, NH 03835

The Planner made the following comments:

Waiver – 4.9 off Street Parking

- The applicant is asking for a waiver for the construction of an additional 12 parking spaces. Please show the calculation for the parking requirements for the entire site
- Warehousing 1 space/1000 sq. ft. – Please include
- 4.9.9(1) Reason is given on page 1 of plan set (include more complete narrative)

Checklist

Section I

- 2) Abutters list was updated by Staff and all abutters have been noticed

Section II

- 5) Add Engineers Certification

- 8) Need minimum lot area, frontage, & setback dimensions required for district
- 9) FEMA sheet used to identify 100-year flood zone elevation – locate elevation or state not within flood zone
- 17) Correct LOCUS to identify Green Hill Road
- 20) b. Note or label status of Road
c. Dimension right-of-way
d. Pavement width dimensioned
- 24) b. Note contiguous upland

Additional

- Provided cut sheet for wall fixtures
- Staff will recommend Dubois & King review the drainage plan

Comments from Police:

- No concerns

Comments from Fire:

- No storage can be stacked above 12' in height without building having a sprinkler system
- Provide turning template to show that a 32' X 9' fire truck can access the building on all sides.

The Board would like to see the following additional items:

- Elevations
- Architectural Drawings
- Additional Silt fencing be considered around the entire area to be disturbed
- Bury bottom of silt fence 6" – per manufacturers installation instructions

REPORT FROM THE PLANNING DEPARTMENT

COMMUNICATIONS RECEIVED

5. Joe Falzone has written to the Board requesting the Board to allow the issuance of a single certificate of occupancy in phase two of the Village Place Subdivision. The last 1200' of road for phase two will be complete in the later part of April. The house under construction is scheduled to be occupied and closed on March 21.

G. Calef asked if he should recuse himself. He no longer was an abutter or had any financial interest in the property.

A. Gaudiello expressed he did not believe G. Calef had any interest greater than anyone else did.

A. Gaudiello expressed a "yes" vote meant G. Calef should recuse himself.

All votes were no.

G. Calef chose not to recuse himself

D. Ayer asked for the board to poll whether he should recuse himself, where he is being paid to plow the Roadway for Village Place.

A. Gaudiello expressed that a “yes” vote meant D. Ayer should recuse himself.

A. Gaudiello yes
D. Malloy no
A. Kelley yes
S. Jeffery yes
J. Pohopek yes
G. Calef yes

D. Ayer chose to recuse himself.

A motion was made by D. Malloy and seconded by J. Pohopek that with the understanding all other requirements for a certificate of occupancy have been achieved that a single occupancy permit would be issued.

Motion carried 5-1 with one recusal.

REPORTS FROM OTHER COMMITTEES

Steering Committee

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

6. Review and confirm the formatting changes to the Rules of Procedure and provide a cross walk for the Boards use.

A. Gaudiello presented the reformatted Rules of Procedure in crosswalk format.

The objective was to get the reindexed document on-line before the Board started with making amendments.

There had been an approval to move forward with the reformatting from October 22, 2013.

7. Open discussion on protocols for the amending process

A. Gaudiello expressed that the Rules of Procedure should transcend how we do things. It should be a summary of the requirements.

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

March 4, 2014 at the annex at 6:30pm

A motion was made by A. Kelley and seconded by G. Calef to adjourn at 8:55 p.m. The motion carried unanimously.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator